

Chapter 12, Article 6. *Development permits* include the following: Neighborhood Use Permits, Conditional Use Permits, Neighborhood Development Permits, Site Development Permits, Planned Development Permits, Coastal Development Permits, and Variances.

*Dormer* means a roofed *structure* projecting from a sloping roof and usually housing a window or ventilating louver.

*Dwelling unit*, means a room or suite of rooms in a building or portion thereof, used, intended or designed to be used or occupied for living purposes by one *family*, and containing only one *kitchen*.

*Dwelling unit, multiple* (See *multiple dwelling unit*)

*Dwelling unit, single* (See *single dwelling unit*)

*Encroachment* means an intrusion of *development* into the *public right-of-way*, into *environmentally sensitive lands*, into lands containing a *historical resource*, or into required *yards*.

*Environmental determination* means a decision by any non-elected City decision maker, to certify an environmental impact report, adopt a negative declaration or mitigated negative declaration, or to determine that a project is not subject to the California Environmental Quality Act (CEQA), under State CEQA Guidelines section 15061(b)(2) or (3).

*Excavation* means the act, process, or result of earthen material or substance being removed, cut into, dug, quarried, uncovered, displaced, or relocated.

*Existing grade* means the *grade* of a *premises* that existed before any *development* occurred or the *grade* of an existing pad that was approved by a *tentative map*. See Section 113.0228 for additional information on determining *existing grade*.

*Exploration* means the search for minerals by geological, geophysical, geochemical, or other techniques including sampling, assaying, drilling, or any surface or underground works needed to determine the type, extent, or quantity of minerals present.

*Externally illuminated sign* means a *sign* that reflects light from a source intentionally directed upon it, including silhouettes of letters or symbols placed before a background of reflected light.

*Family* means two or more persons related through blood, marriage, or legal adoption or joined through a judicial or administrative order of placement of guardianship; or

unrelated persons who jointly occupy and have equal access to all areas of a dwelling unit and who function together as an integrated economic unit.

*Fence* means a vertical barrier or enclosure constructed of any material that supports no load other than its own weight.

*Fence, open* (See *open fence*)

*Fence, solid* (See *solid fence*)

*Fill* means any soil, excavated or dredged material, riprap, rock, concrete, construction debris, pilings, sand, or other material or substance that is added to any location on a *premises*.

*Final map* means a map as defined by the *Subdivision Map Act*, Section 66426, usually used to subdivide a property into five or more *lots*.

*Findings* means determinations based upon a statement or set of statements of factual evidence that are used as the criteria for making a decision on a discretionary action.

*Flood* or *flooding* means a general and temporary condition of partial or complete inundation of normally dry land areas from (1) the overflow of *flood* waters; (2) the unusual and rapid accumulation or runoff of surface waters from any source; (3) the collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash *flood* or an abnormal tidal surge; or (4) by some similarly unusual and unforeseeable event which results in *flooding* as defined in this definition.

*Flood fringe* means all that land in a *Special Flood Hazard Area* not lying within a *floodway*, as shown on the *Flood Insurance Rate Maps*.

*Flood Insurance Rate Map (FIRM)* means the most current effective maps as published by the Federal Emergency Management Agency that delineates the *Special Flood Hazard Areas* and the risk premium zones applicable to the community.

*Flood Insurance Study* means the most current published by the Federal Emergency Management Agency in conjunction with the *Flood Insurance Rate Maps (FIRM)*. The study includes such background data as the *base flood* discharges and water surface elevations that were used to prepare the *FIRMs*.